

July 18, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0298

Chester United Methodist Church

Bermuda Magisterial District
West line of Percival Street

REQUEST: Conditional Use Planned Development to permit an exception to the number of required parking spaces.

PROPOSED LAND USE:

An expansion of the existing church is planned. A thirty-two (32) parking space exception to the requirement to provide 117 spaces for a 468-seat facility is requested.

RECOMMENDATION

Recommend denial for the following reasons:

- A. The requested parking exception does not ensure provision of an adequate number of parking spaces.
- B. Alternatives exist for the provision of off-site parking.

GENERAL INFORMATION

Location:

West line of Percival Street, south line of School Street and the north line of Dodomeade Street and located at the intersection of these roads. Tax IDs 789-653-4492 and 789-654-5307.

Existing Zoning:

R-7

Size:

1.9 acres

Existing Land Use:

Public/semi-public (Church)

Adjacent Zoning and Land Use:

North, East, South and West – R-7; Single family residential, public/semi-public (church) or vacant

UTILITIES; ENVIRONMENTAL; AND PUBLIC FACILITIES

This request will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Plan which suggests the property is appropriate for residential use of 2.5 dwellings per acre or less.

Area Development Trends:

The area is characterized by residential and public/semi-public (church) uses.

Parking:

Currently, a church containing 300 seats is located on the property. Additions are proposed for a balcony, containing 120 seats, and a choir area, containing forty-eight (48) seats for a total of 468 seats. This expansion will result in a loss of existing parking spaces. After new spaces are added, a total of eight-five (85) spaces will be provided for this facility as noted on the attached plan.

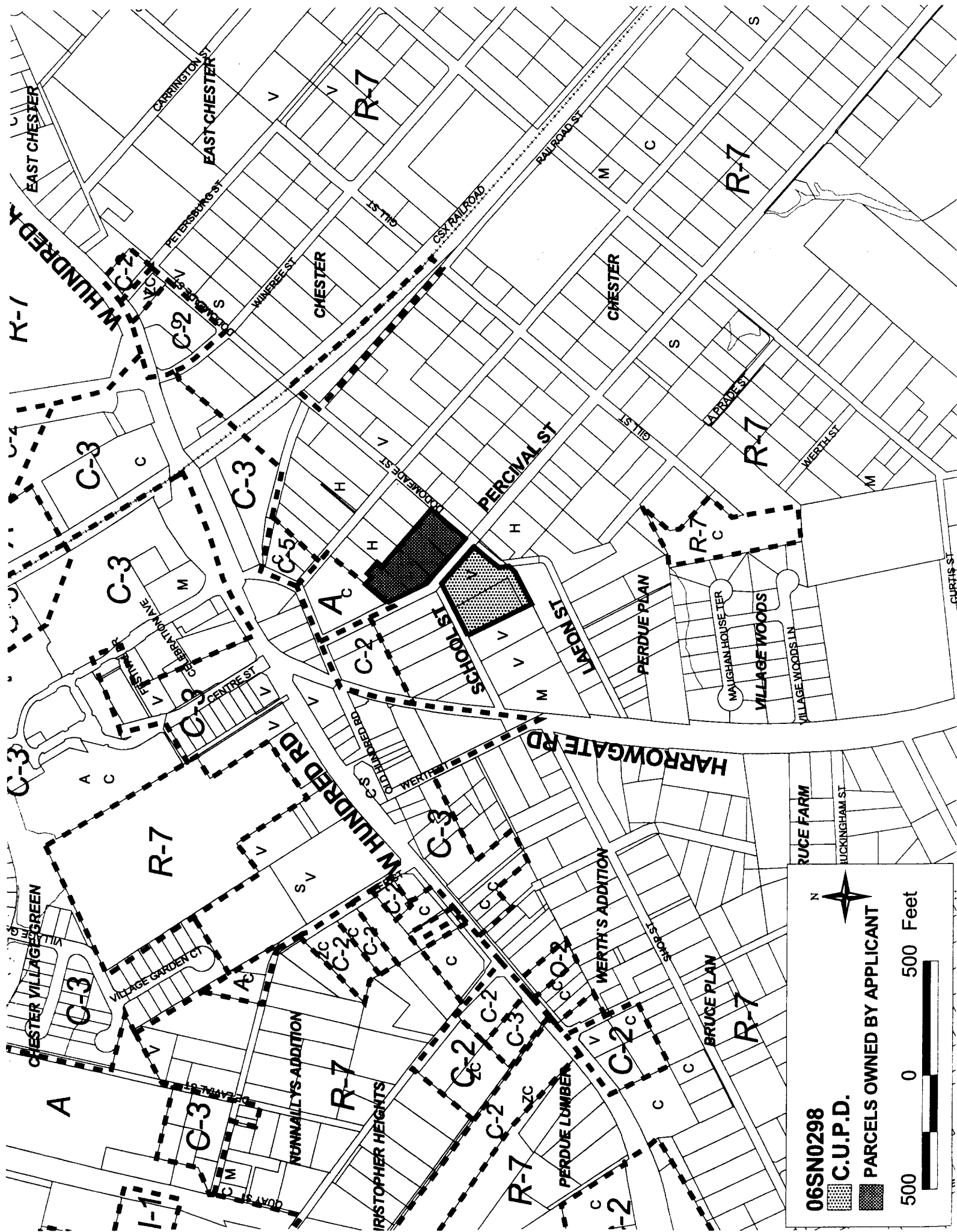
The Ordinance requires the provision of one (1) parking space for every four (4) seats for a church use. With this proposed expansion, a minimum of 117 parking spaces would be required. Where parking spaces cannot be accommodated on-site the Ordinance permits the location of parking facilities on a parcel other than the building to be served provided such parcel is zoned for the use to be served and that a lease is recorded with the County for this use. The applicant owns four (4) parcels of land at the northeast quadrant of

Percival and Dodomeade Streets that are properly zoned and could be upgraded to accommodate additional parking with substantial drainage improvements, according to the Environmental Engineering Department (reference attached map). The applicant has provided no information that would demonstrate an inability to provide additional parking using this method.


CONCLUSION


The requested parking exception does not ensure provision of an adequate number of parking spaces. Further, alternative methods exist for providing off-site parking.

Given these considerations, denial of this request is recommended.




06SN0298


 C.U.P.D.

 PARCELS OWNED BY APPLICANT

N



500 0 500 Feet





HVC · CHENAULT
Residential - commercial - planning - interior design
architectural - structural - mechanical - electrical - plumbing - fire protection

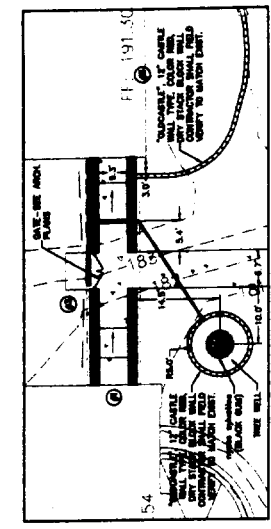
CHESTER UNITED METHODIST CHURCH
ADDITIONS AND RENOVATIONS
12132 Percival Street
Chester, Virginia 23831

Sheet No.	001
Project No.	001
Scale	1/4" = 1'-0"
Date	04-22-88
Drawn by	LA
Checked by	LA
Project	001-001

C4.0
FOR BID

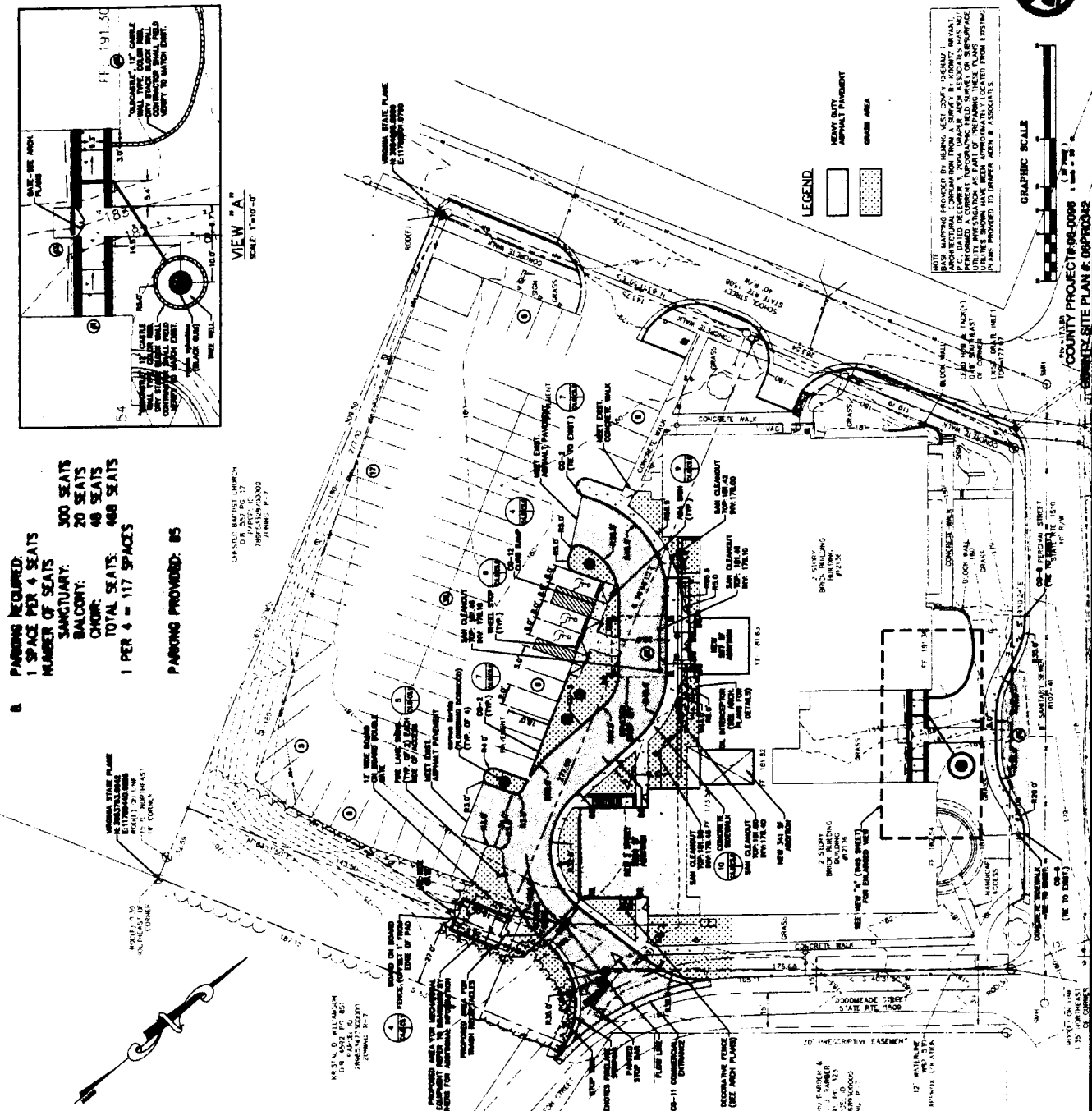


GRAPHIC SCALE
COUNTY PROJECTS 00-0000
SITE PLAN # 00P00042



VIEW "A"
SCALE: 1" = 10'-0"

PARKING REQUIRED:
1 SPACE PER 4 SEATS
NUMBER OF SEATS:
SANGUARY: 300 SEATS
BALCONY: 20 SEATS
CHOR: 40 SEATS
TOTAL SEATS: 460 SEATS
1 PER 4 = 117 SPACES
PARKING PROVIDED: 85



- GENERAL NOTES**
1. THE ARCHITECT, ENGINEER, AND PLANNING FIRM HAS CONDUCTED VISUAL AND PHYSICAL SURVEYS OF THE PROJECT SITE AND THE ADJACENT AREAS. THE SURVEY DATA HAS BEEN USED TO PREPARE THESE PLANS. THE SURVEY DATA IS THE PROPERTY OF THE ARCHITECT, ENGINEER, AND PLANNING FIRM.
 2. THE SEASONS AND CONDITIONS OF THE PROJECT SITE AND THE ADJACENT AREAS HAVE BEEN TAKEN INTO CONSIDERATION IN THE PREPARATION OF THESE PLANS. THE SEASONS AND CONDITIONS OF THE PROJECT SITE AND THE ADJACENT AREAS HAVE BEEN TAKEN INTO CONSIDERATION IN THE PREPARATION OF THESE PLANS.
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